



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 3-21-2006

Project No.: 42 - PA - 2006

Coordinator: Don Hadder

Case No.: \_\_\_\_\_

Project Name: WELLS FARGO

Project Location: 10989 E. DYNAMITE BLVD., SWC DYNAMITE BLVD. + ALMA SCHOOL RD.

## Property Details:

Single-Family Residential     Multi-Family Residential     Commercial     Industrial

Current Zoning: PCC ESL

Proposed Zoning: SAME

Number of Buildings: 1

Parcel Size: PAD SITE IS 1/1 AC

Gross Floor Area/Total Units: 5,135 s.f.

Floor Area Ratio/Density: 0.12

Parking Required: 21 SPACES

Parking Provided: 36 SPACES

Setbacks: N - 169' S - 98'

E - 28' W - 24'

## Description of Request:

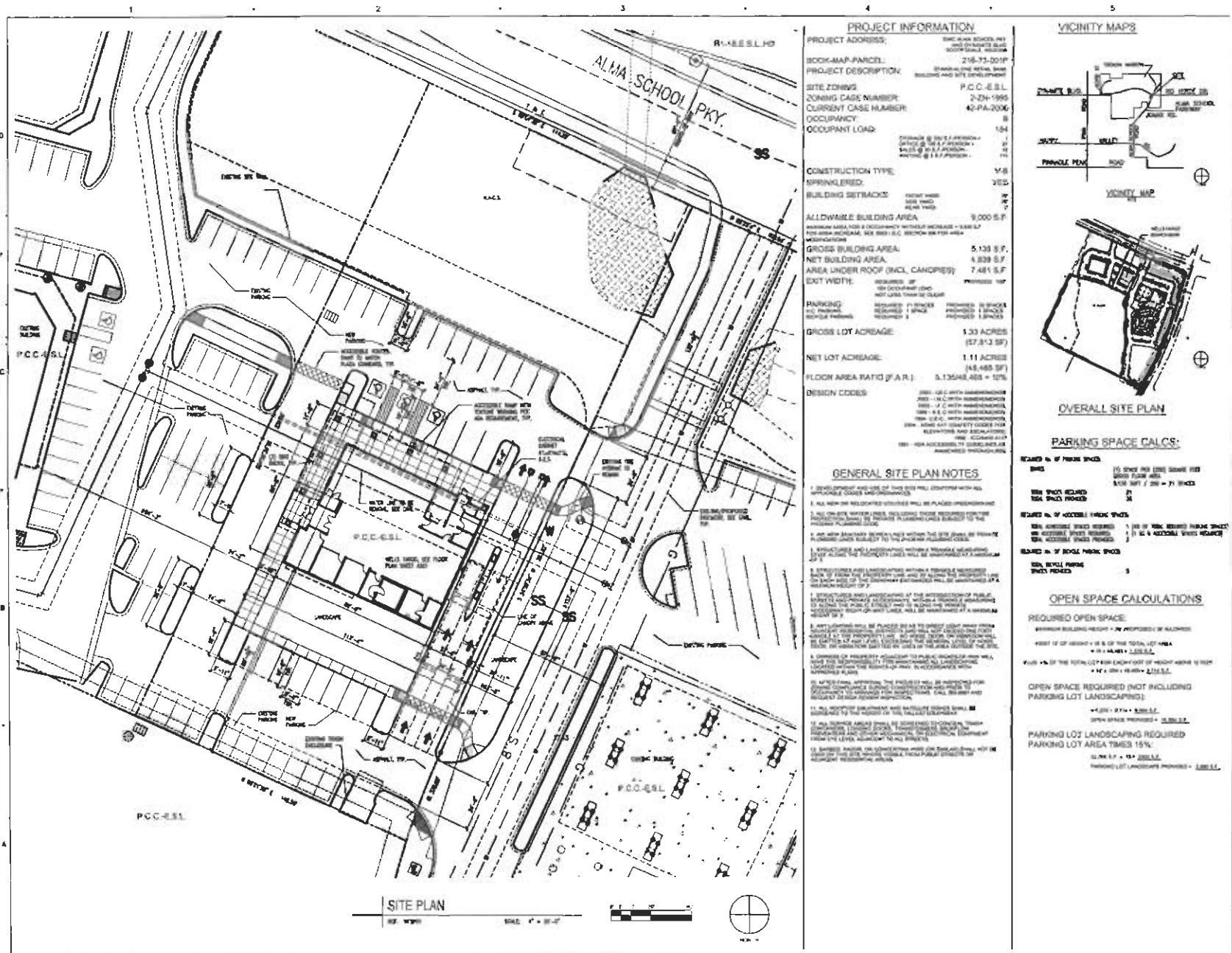
A) Describe the site circulation, parking and design, drainage, architecture, and proposed land use: The surrounding site is currently developed with a neighborhood commercial center. The proposed pad site will be located generally in the middle of the site on an area currently used for excess parking. A drugstore (Walgreens) is located to the west and the a fuel service station/convenience store (Shell) is located to the east. The pad will be adjacent to the main north/south drive lane that connects to Dynamite Boulevard. The pad's parking, drive-thru lanes, and drive aisles are designed to have minimal impact on the surrounding center and will improve east/west internal circulation through the center by providing distinct drive lanes. An NAOS area is preserved on the north end of the pad adjacent to Dynamite. This area provides buffering, natural landscaping, and drainage elements which serve and enhance the commercial center. Development of the pad will maintain the NAOS area and will engineering requirements necessary to maintain the current drainage and retention systems already in place serving the center. Additional improvements to the surrounding rights-of-way and area infrastructure are not anticipated since these improvements appear to be in place or where developed originally in conjunction with the commercial center. Several architectural styles are already present among the buildings in this center. The bank is designed to be compatible with this commercial architecture and with the overall surroundings. The bank design presents low profile flat roof elements and flat horizontal canopies. Colors consist of desert earth tones. Building materials vary to include; CMU block, EIFS siding, corrugated metal elements, and metal finish panels.

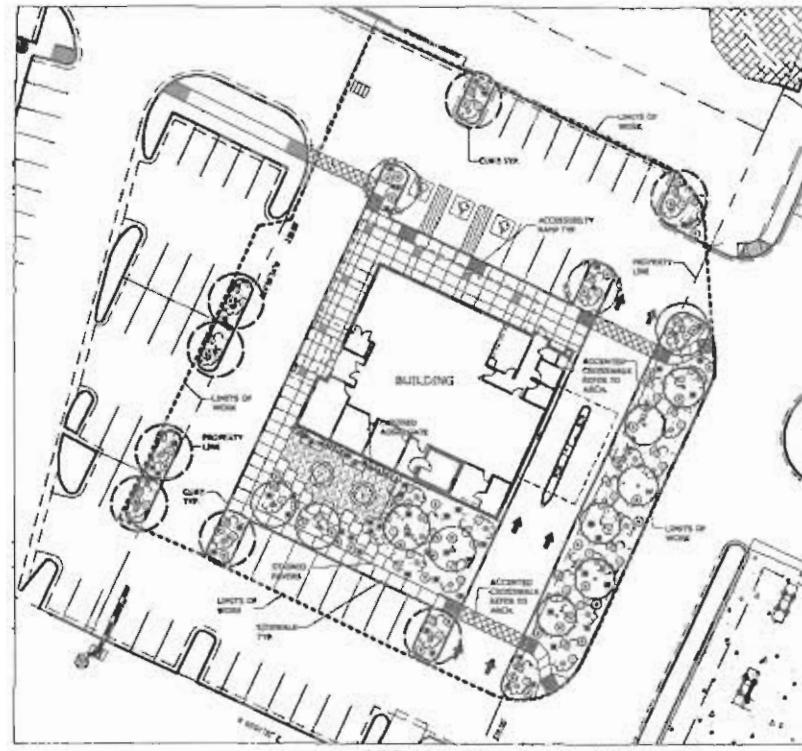
B) What improvements and uses currently exist on the property?: The overall site is currently developed with a neighborhood commercial center. The proposed pad site area is developed with a parking area containing excess parking spaces.

C) Explain how your proposal is compatible with the surrounding area: The proposed use, bank branch with a drive-thru, is a very compatible use in conjunction with the existing neighborhood commercial center. The bank is a service commercial type of use and is anticipated to serve the nearby residential areas much in the same way the existing commercial center already does. The bank's design and interior location in the center will have a minimal impact on the neighborhood surroundings.

D) Are there any unusual characteristics that may restrict or affect your development?: The adjacent NAOS area has been recognized. There are no others we are aware of.

Planning and Development Services Department  
7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





## PRELIMINARY LANDSCAPE PLAN

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PLANT SHALL BE PROTECTED FOR SIXTY-SEVEN (67) DAYS  
BEFORE HARVEST. ANY SOOTHEGREEN PLANT SHALL BE  
REPLACED WITH TASTYGREEN PLANT.



#### **SHRUB PLANTING**

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LANDSCAPE NOTES

ALL FINISHED GRADES TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.  
PLANT MATERIALS SHIPPED BY THE LANDSCAPE ARCHITECT  
FOR INSTALLATION ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT  
TILL THESE LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
ALL PLANT MATERIALS SHALL BE PLANTED BY THE LANDSCAPE ARCHITECT  
PRIOR TO ANY HOURS BEING USED.

THE CONTRACTOR IS TO PROVIDE A 12' X 18' DIRT PAD FOR THE  
PLANT MATERIALS SHIPPED BY THE LANDSCAPE ARCHITECT AND APPROVED BY  
THE LANDSCAPE ARCHITECT AND OWNER.

FOR ALL TREES PLANTINGS THAT ENCLAVE EXISTING CONCRETE  
WALKWAYS, THE CONTRACTOR IS TO REMOVE THESE WALKWAYS  
AS REQUESTED.

IT IS THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT TO  
DETERMINE THE LANDSCAPE ARCHITECT OF ANY PLANT MATERIAL  
CONCERNED BASED ON THE PLANTING SEASON. (E.G. SPRING VS.  
SUMMER) THE LANDSCAPE ARCHITECT IS TO DETERMINE WHICH PLANTS  
AND CONSIDER WHICH PLANT MATERIAL TO HEAT OR COOL  
EXPOSURE. THE LANDSCAPE ARCHITECT IS TO DETERMINE IF  
SUCH PLANT MATERIALS ARE TO BE PLANTED, ALL PLANT MATERIAL IS  
TO BE SPECIFIED AS PLANTED.

ALL PALM AND DIODIAEUS TREES TO BE PLANTED IN  
LANDSCAPE AREAS SHALL BE PLANTED BY THE LANDSCAPE ARCHITECT.  
ALL PLANT MATERIALS SHIPPED BY THE LANDSCAPE ARCHITECT  
SHALL BE QUARANTINED FOR A MINIMUM PERIOD OF 45-90  
DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER.  
ALL PLANT MATERIALS SHIPPED BY THE LANDSCAPE ARCHITECT  
IN OCTOBER OF THE CALIFORNIA TUNA IN WHICH THEY ARE  
INSTALLED SHALL BE FURTHER QUARANTINED UNTIL MAY 30TH  
OF THE FOLLOWING YEAR.

IRRIGATION SYSTEMS, GROUNDCOVERS AND FURF WHICH HAVE  
NOT BEEN REPLACED DUE TO THE TEARAWAY OF THE SOIL, SHALL BE  
REMOVED FOR AN ADDITIONAL \$100.00 FROM THE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR  
PROVIDING ALL FRESH GRADES AND FOR MAINTAINING  
POSITION DRAINAGE DRAINS FROM ALL BUILDINGS DURING THE  
PERIOD OF CONSTRUCTION. ALL SOILS MUST NOT EXCEED 4-1/2 IN  
LANDSCAPE AREAS.

THE LANDSCAPE CONTRACTOR SHALL VERIFY AND CONFIRM  
THAT ALL PLANT MATERIALS SHIPPED BY THE LANDSCAPE ARCHITECT  
ARE DEDICATED AND SETTLED ON THE PLANS, UNLESS OTHERWISE  
STATED IN THE CONTRACT AGREEMENT.

UNDER NO CIRCUMSTANCES SHALL ANY TREES BE PLANTED WITHIN  
12' OF THE EXISTING EXTERIOR WALLS OF THE CONTRACTOR'S PREVIOUS APPROVAL  
OF LANDSCAPE ARCHITECTURE.

TREES AND SHRUBS SHALL BE PLACED A MAXIMUM OF 6' FROM  
ANY EXISTING EXTERIOR WALLS OF THE CONTRACTOR'S PREVIOUS  
APPROVAL, UNLESS OTHER THAN EXISTING CONCRETE  
WALLS ARE PROVIDED BY THE CONTRACTOR. THE LANDSCAPE  
ARCHITECT IS TO APPROVE THE PLACEMENT OF THE PLANT MATERIAL  
MATERIALS THAT ARE AT DISTANCE, E.F. FROM THE REAR OF A FIRE  
HYDRANT, OR NO MATERIALS OTHER THAN EXISTING CONCRETE  
WALLS ARE PROVIDED BY THE CONTRACTOR. THE LANDSCAPE  
ARCHITECT IS TO APPROVE THE PLACEMENT OF THE PLANT MATERIAL  
ON OR IF ON EXISTING SIDE, REAR-WEIRY ALL VACUUM LOCATION  
WITH THE CITY ENGINEER.

ALL PLANT MATERIALS, INCLUDING LANDSCAPE AREA AND SITE  
CLAS (IF NOT BE COMPLETED PRIOR TO FINAL APPROVAL, OR  
COMPLETED PRIOR TO THE DATE OF THE CONTRACT AGREEMENT).

THE AGENT TO PRACTICE MAINTENANCE SHOULD  
MINIMUM CLEARANCE OF 18"

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**LANDSCAPE LEGEND**

## SHRUBS

CASSIA TORA HEDGECREASER  
 HEDGEROW BIRD OF PARADISE  
 HEDGEROW PURPLE-LEAFED  
 HOLLYHOCK HIBISCUS  
 BOUGAINVILLEA SPECIES  
 BOTTLEBRUSH BRUGMANSIA  
 LACEWING LUPIN LAVENDER-  
 CRIMSON-MAUVE  
 HERBACEOUS NOVA-SCOTIANA  
 HERBACEOUS OLEANDERS *petite rose*  
 BETTIE FERN DIADEME  
 BIRDS-OF-PARADISE  
 BRAZILIAN BIRD-OF-PARADISE  
 BRAZILIAN HELICONIA  
 NECESSA DECIDUOUS  
 BIRDS-OF-PARADISE  
 BIRDS-OF-PARADISE  
 BRAZILIAN HELICONIA  
 JAPANESE BONSAI  
 BIRDS-OF-PARADISE  
 BIRDS-OF-PARADISE  
 HEAVYWEIGHT BAMBOO  
 CANDIA PHILIPPENSIENSIS  
 SILVER CLOUD  
 CANDIA PHILIPPENSIENSIS  
 RED BIRD OF PARADISE  
 TROPICAL BIRD-OF-PARADISE  
 MEXICAN YELLOW BILLS  
 CALIFORNIA CALIFORNIA  
 MAUL THISTLE FAIRY SANTER  
 YACON STANZA  
 "DWARF SUNBURST"  
 PLUMBED ARROZADA  
 CROWN OF THORNS  
 ERYCICA CANDOLII  
 SHORTY STYLINA

361

VIRUS	SPECIES
●	CALCIUM SODIUM BICARBONATE
*	CARBONATE ASSAY
+	BIGELOWITE-KOFA SINTER
○	(BIGELOWITE) KORE
▲	KOFA SINTERED WHITE LADY BANKS REED
◆	
ACCIDENT	

4

WILHELMUS WILHELMUS  
FRANCIS DALE HUMPHREY  
ALBERT GUTHRIE JR.  
THOMAS FREDERIC ADAMS  
ROBERTA STONE DAVIS  
BRUNHILD KOPP  
WILLIAM LEE BROWN

6

**PRIMARIA CORTICARIA  
REGAL MIST DEER SPARE  
CISTERNA ECOLON  
SICKLE WEE  
PROSPERALIS PARVULUMA  
FAD FIZZKA**

10

→ **DEE MEET LANTANA**  
LANTANA spp.  
**PURPLE LANTANA**  
**PROSTRATUM LEUCOTOMON**  
BLACKFOOT DRASTY  
VERBENA ARBOREA  
VERBENA CYNOSBA

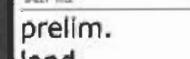
WEDNESDAY

WILDFLOWERS & GROWING DAY  
 BUSHES & SHRUBS  
 KATIE RUEHLIA  
 SEASONAL ANNUAL FLOWERS

## SITE CALCULATIONS

SETT. AREA. 32,421 SQ.M.  
LOW WATER PLANE. 4,000 SQ.M.

2007



101

11.1

L1.1

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67-DR-1995#5  
3/21/2006



D1 | WEST ELEVATION



C1 | NORTH ELEVATION



B1 | EAST ELEVATION



A1 | SOUTH ELEVATION

#### ELEVATION NOTES

- 1 SEE BUILDING PLANS AND SPECIFICATIONS FOR EXTERIOR WALL ALTERNATIVES. SEE PLAN FOR DOOR LOCATIONS.
- 2 EXTERIOR WALLS ARE TO BE PAINTED IN COLOR OF THE PROJECT. SEE COLOR SWATCHES.
- 3 EXTERIOR GLASS IS TO BE PURCHASED FROM THE PROJECT'S GLASS SUPPLIER.
- 4 STONE COLOR AND TEXTURE TO MATCH PROJECT EXISTING EXTERIOR STONE.

DEM

WELLS FARGO

None North  
SAC New School Prop & Operate Street  
Scottsdale, Arizona 85255  
DESIGNER

DMJM DESIGN | ALCOM

2277 EAST CAMELBACK ROAD, SUITE 200  
PHOENIX, ARIZONA 85016  
T: 602-332-7700 F: 407-337-2620  
[www.dmjmdesign.com](http://www.dmjmdesign.com)

CONSULTANTS

#### EXTERIOR FINISH LEGEND:

100% METAL	CA100	GLASS	GLASS (100% POLYCARBONATE)
ALUMINUM	CA101	PERFORATED ALUMINUM (100% POLYCARBONATE)	PERFORATED ALUMINUM (100% POLYCARBONATE)
STEEL	CA102	STEEL	STEEL
STAINLESS STEEL	CA103	STAINLESS STEEL	STAINLESS STEEL
WOOD	CA104	WOOD	WOOD
CONCRETE	CA105	CONCRETE	CONCRETE
BRICK	CA106	BRICK	BRICK
STONE	CA107	STONE	STONE
MARBLE	CA108	MARBLE	MARBLE
GRANITE	CA109	GRANITE	GRANITE

RESIDENTIAL

550X

DATE	REVISION
1/22/06	INITIAL
1/22/06	1
1/22/06	2

REV/PJS

SHEET TITLE

EXTERIOR  
ELEVATIONS

SD-1A

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WELLS FARGO		
Three North 1000 Army Street, P.O. # 8, Dymonie Blvd. Sparta, Arizona 85737		
<b>DESIGNER</b>		
<b>DMJM DESIGN</b>   <b>ACQUIM</b>		
2777 EAST CAMDENBROOK ROAD, SUITE 300 PHOENIX, ARIZONA 85034 T: 602-557-3700 F: 602-557-2400 <a href="http://www.dmjmdesign.com">www.dmjmdesign.com</a>		
<b>CONSULTANTS</b>		
<b>REVISION HISTORY</b>		
<b>ISSUE</b>		
(10)		
2-10-06 1/80, JH/ABR		
MARK	DATE	DESCRIPTION
PROJECT NO. BSE-4000-3822		
DRAWN BY: <i>[Signature]</i>		
CHECKED BY: <i>[Signature]</i>		
APR 2006		
<b>SHEET TITLE</b>		
<b>STREETSCAPE ELEVATION</b>		
<b>SD-2</b>		

67-DR-1995#5  
3/21/2006